

MAZGAON

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Wednesday, January 16, 2013
9:18 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 662 दिनांक: 16/01/2013

गावाचे नाव: तळोजा पाचनंद
दस्तऐवजाचा अनुक्रमांक: पवल 1-602-2013
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: रमेश नारयण सावंत

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 22020.00

आपणास हा दस्तऐवज अंदाजे 9:36 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

JOINT S-R PANEL 1

बाजार मुल्य: रु. 2044000/-

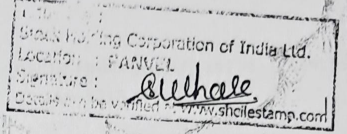
मोबदला: रु. 2100000/-

भरलेले मुद्रांक शुल्क : रु. 105000/-

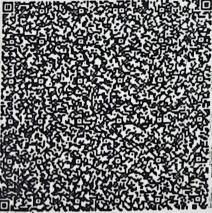
- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 21000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 059643 दिनांक: 15/01/2013
बँकेचे नाव व पत्ता: HDFC Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1020/-

INDIA NON JUDICIAL
Government of Maharashtra

e-Stamp



Certificate No. : IN-MH14868624902174L
Certificate issued Date : 15-Jan-2013 02:58 PM
Account Reference : SHCIL (FI)/ mhshcil01/ PANVEL/ MH-RAI
Unique Doc. Reference : SUBIN-MHMHSHCIL0115789549419356L
Purchased by : RAMESH N SAWANT
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FL NO-403,4TH FLR,MOONLITE,PL NO-173 AND 174,SEC-2,TALOJA PANCHNAND
Consideration Price (Rs.) : 21,00,000
(Twenty One Lakh only)
First Party : N B ASSOCIATES
Second Party : RAMESH N SAWANT
Stamp Duty Paid By : RAMESH N SAWANT
Stamp Duty Amount(Rs.) : 1,05,000
(One Lakh Five Thousand only)



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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs) SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

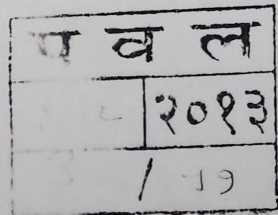
SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN
 CODE - 400012
 Tel : 022-61778151
 E-mail :

Mode of Receipt

Account Id mhshcil01 Receipt Id RECIN-MHMHSKCIL0114736141964105L
 Account Name SHCIL- MAHARASHTRA Receipt Date 15-JAN-2013

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| Received From RAMESH N SAWANT | Pay To |
| Instrument Type CASH | Instrument Date |
| Instrument Number | Instrument Amount 105000 (One Lakh Five Thousand only) |
| Drawn Bank Details | |
| Bank Name | Branch Name |
| Out of Pocket Expenses 0.0 () | |



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Panvel on this 16th day of JANUARY, 2013 between M/S. N. B. ASSOCIATES, a proprietary concern through its Proprietor SHRI BECHARBHAI D. PATEL, having its office at 1/A, Neel Angan, Plot No.-21, Sector No.-19, Panvel-Matheran Road, New Panvel (E), Dist.-Raigad, hereinafter referred to as "THE BUILDERS"

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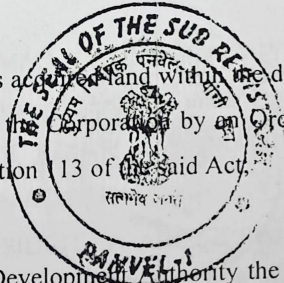
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(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) OF THE ONE PART and SHRI/SMT./MS./M/S. RAMESH NARAYAN SAWANT, having address at G-3/5/9, Prime Rose Co-op. Hsg. Society, Spaghetti Complex, Sector - 15, Kharghar, Navi Mumbai - 410210, hereinafter referred to as "**THE PURCHASER(S)**" (which expression shall unless contrary to the context or meaning thereof mean and include in the case of individuals his/her/their heirs and legal representatives and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives and in the case of a corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) OF THE OTHER PART.

Whereas THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021. The Corporation has been declared as a New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under sub-section (1) of Section 113 of the said Act;

And whereas the state Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act;

And whereas by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act;



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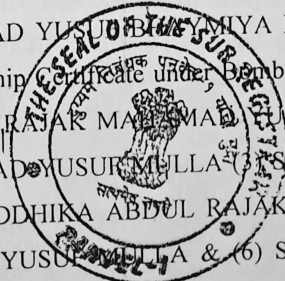
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And whereas (1) SHRI SURESH SHANKARRAO KADAM & (2) MAHAMAD YUSUF BHAYMIYA MULLA, had been allotted 2 (Two) separate Plots of Land by the said Corporation bearing numbers 173 & 174 under erstwhile 12.5% Gaathan Expansion Scheme of CIDCO Ltd. admeasuring 200.14 Sq. Mts. & 203.99 Sq. Mts. respectively, both situated at Sector No.-2, Village-Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad and more particularly described in the "FIRST SCHEDULE" hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein;

And whereas the said (1) SHRI SURESH SHANKARRAO KADAM & (2) MAHAMAD YUSUF BHAYMIYA MULLA (hereinafter referred to as "THE ORIGINAL LICENSEES") and therein referred to as "THE LICENSEES FOR THEIR RESPECTIVE PLOTS") paid to the Corporation the sum of Rs.3,003/- (Rupees Three Thousand Three Only) & Rs.24,200/- (Rupees Twenty Four Thousand Two Hundred Only) as and by way of full and final payment of Lease Premium respectively and entered into 2 (Two) separate **Agreements to Lease both dated 14/11/1994** and after construction of the building(s) on the said plots, the Corporation shall execute the Lease Deed in favour of the respective Licensees granting the lease of the said plots to the Licensees for a period of 60 (Sixty) years from the date of said Agreements to Lease.

And whereas the said SHRI MAHAMAD YUSUF BHAYMIYA MULLA died intestate and upon application for Heirship Certificate under Bombay Regulation Act, 1827, made by (1) SHRI ABDUL RAJAK MAHAMAD YUSUF MULLA (2) SHRI ABDUL SATTAR MAHAMAD YUSUF MULLA (3) SMT. JAHIDA ABDUL KADIR PATEL (4) SHRI SIDDHIKA ABDUL RAJAK MULLA (5) SHRI ABDUL SALAM MAHAMAD YUSUF MULLA & (6) SHRI ABDUL HAMID MAHAMAD YUSUF MULLA, before the Hon'ble Court of Civil Judge at Panvel, as heirs of the said deceased in respect of the said plot of land bearing number 174, the aforesaid heirs were formally recognised as legal heirs of the said



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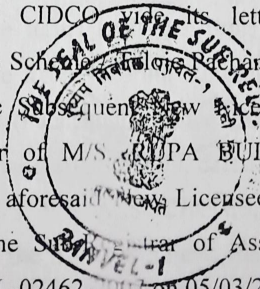
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deceased and CIDCO LTD. vide its letter dated 25/09/2008 has recorded the name of the aforesaid legal heirs as Original Licensees of the said plot of land. The aforesaid Agreements to Lease are duly registered before the Sub-Registrar of Assurances at Pannel-2 under its Sr. No.-6269, Doc. No.-URAN-06106-2009, dated 30/09/2009 and Sr. No.-6166 & Doc. No.-URAN-6005-2009, dated 25/09/2009 respectively along with the Deeds of Confirmation dated 30/09/2009 & 25/09/2009 as per the provisions of law;

And whereas by virtue of a **Tripartite Agreement dated 08/09/2006**, the said Original Licensee SHRI SURESH SHANKARRAO KADAM sold, transferred and assigned all his rights, title, interest and benefits of the said **Plot of land bearing number 173 in favour of SHRI SHARAD VASANT SAWANT, therein referred to as "THE NEW LICENSEE"** and CIDCO vide its letter bearing Reference number CIDCO / Vasahat / 12.5% Scheme / Taloje-Pachanand/ 234 / 06, dated 22/02/2007 has substituted the New Licensee SHRI SHARAD VASANT SAWANT instead and in place of the aforesaid Original Licensee. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Uran under its Sr. No.-5479, Doc. No.-URAN-05479-2006 on 08/09/2006;

And whereas by virtue of **another Tripartite Agreement dated 05/03/2007**, the said New Licensee SHRI SHARAD VASANT SAWANT, sold, transferred and assigned all his rights, title, interest and benefits of the said **Plot of land bearing number 173 in favour of SMT. RUPA VINODKUMAR BILLA, Proprietor of M/S. RUPA BUILDERS & DEVELOPERS, therein referred to as "THE SUBSEQUENT NEW LICENSEE"** and CIDCO vide its letter bearing Reference number CIDCO / Vasahat / 12.5% Scheme / Taloje-Pachanand / 234 / 2007, dated 08/03/2007 has substituted the **Subsequent New Licensee SMT. RUPA VINODKUMAR BILLA, Proprietor of M/S. RUPA BUILDERS & DEVELOPERS** instead and in place of the aforesaid Licensee. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Pannel-3 under its Sr. No.-2478, Doc. No.-PVL-02462-2007 on 05/03/2007;



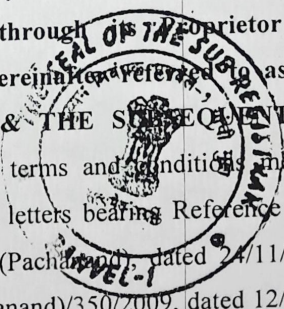
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And whereas by virtue of a **Tripartite Agreement dated 30/06/2009**, the said Original Licensees (1) SHRI ABDUL RAJAK MAHAMAD YUSUF MULLA (2) SHRI ABDUL SATTAR MAHAMAD YUSUF MULLA (3) SMT. JAHIDA ABDUL KADIR PATEL (4) SHRI SIDDHIKA ABDUL RAJAK MULLA (5) SHRI ABDUL SALAM MAHAMAD YUSUF MULLA & (6) SHRI ABDUL HAMID MAHAMAD YUSUF MULLA, sold, transferred and assigned all their rights, title, interest and benefits of the said **Plot of land bearing number 174 in favour of M/S. A. M. ASSOCIATES**, a proprietary concern through its Proprietor **SMT. ANJU MANISH GANGAR**, therein referred to as **"THE NEW LICENSEE"** and CIDCO vide its letter bearing Reference number CIDCO/Vasahat / 12.5% Scheme / Taloje-Pachanand-350 / 2009, dated 06/07/2009 has substituted the New Licensee M/S. A. M. ASSOCIATES, through its Proprietor **SMT. ANJU MANISH GANGAR** instead and in place of the aforesaid Original Licensees. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Panvel-3 under its Sr. No.-4110, Doc. No.-PVL3-04083-2009 on 30/06/2009;

And whereas (1) **SMT. RUPA VINODKUMAR BILLA**, Proprietor of M/S. **RUPA BUILDERS & DEVELOPERS** and (2) M/S. A. M. ASSOCIATES, through its Proprietor **SMT. ANJU MANISH GANGAR**, by virtue of 2 (Two) separate Tripartite Agreements dated 16/11/2009 & 03/11/2009 have sold, transferred and assigned their rights, title, interest and benefits of their Plots bearing numbers 173 & 174 respectively in favour of M/S. N. B. ASSOCIATES, a proprietary concern, through Proprietor **SHRI BECHARBHAI D. PATEL**, therein and herein referred to as **"THE NEW SUBSEQUENT NEW LICENSEE & THE SUBSEQUENT NEW LICENSEE RESPECTIVELY"**) as per the terms and conditions mentioned therein and CIDCO vide its 2 (Two) separate letters bearing Reference number CIDCO / Vasahat / 12.5% Scheme / Taloje (Pachanand), dated 24/11/2009 & CIDCO / Vasahat/12.5% Scheme/Taloje (Pachanand)/350/2009, dated 12/11/2009 respectively, substituted the New Licensees M/S. N.B. ASSOCIATES, through its Proprietor **SHRI BECHARBHAI D. PATEL**, the Builders herein, instead and in



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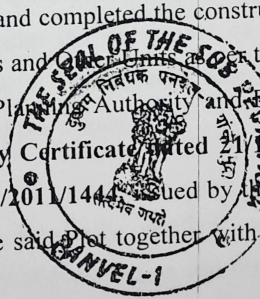
place of the aforesaid Licensees for their respective plots of land. The said Tripartite Agreements are registered before the Sub Registrar of Assurances at Panvel-3 under Sr. No.-7891, Doc. No.-PVL3-07724-2009 on 16/11/2009 & Sr. No.-7489, Doc. No.-PVL3-07335-2009 on 03/11/2009 respectively;

And whereas pursuant to the above, the aforesaid Licensees handed over the possession of their respective plots to the Builders herein;

And whereas at the specific request made by the Builders to the Corporation for amalgamation of the said plots of land, the Corporation permitted the Builders herein to amalgamate the said plots of land for purpose of construction of the buildings on the said plots of land as one unified plot of land vide its letter dated 01/02/2010 and issued **Commencement Certificate bearing reference number CIDCO/ATPO/1506, dated 26/02/2010** in the name of the Builders;

And whereas by virtue of the said Agreements the Builders have sole and exclusive right to alienate, sell and/or dispose off the Flats, Shops and Other Units in the building(s) constructed on the said plots of land and to enter into Agreement(s) with the Purchaser(s) of the said flats, shops and other units therein and receive the sale price in respect thereof;

And whereas the Builders have commenced and completed the construction of the building consisting of residential Flats, Shops and Other Units as per the plans and specifications duly approved by the Town Planning Authority and Development permission granted and obtained **Occupancy Certificate dated 21/10/2011** vide its **Reference Number CIDCO/ATPO(BP)/2011/1444** issued by the Concerned Authority and is in lawful possession of the said Plot together with the building constructed thereupon;



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And whereas the Builders expressed their intention to dispose off the Flats, Shops and Other Units in the said new building to be known as 'MOONLITE' to the prospective buyers;

And whereas the Purchaser(s) has/have approached the Builders to acquire from the Builders a Flat/Shop bearing number 403 admeasuring about 40.30 Sq. Mts. Carpet Area and 3.71 Sq. Mts. Open Terrace Area on the Fourth Floor of the building known as 'MOONLITE' constructed on the Plot Nos.- 173 & 174, situated at Sector No.-2, Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad, (hereinafter referred to as "THE SAID FLAT/SHOP") free from all encumbrances and the Builders agreed to assign all the rights, title and interest in the said Flat/Shop for a total consideration of Rs. 21,00,000/- (Rupees Twenty One Lakh Only) On 'AS IS WHERE IS' Basis:

And whereas the Builders are the absolute Owners of the said Flats/Shops and are fully seized and possessed of necessary documents, papers relating thereto and further entitled to assign all their rights, title and interest in favour of the Purchaser(s) for valuable consideration;

And whereas the Builders have given inspection to the Purchaser(s) of the said Agreements to Lease, Commencement Certificate, Occupancy Certificate, approved Plans and all documents, letters, papers and writings referred to therein and all such other papers as required under the provisions of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and transfer) Act, 1963, and the Rules framed there under;

And whereas the Purchaser(s) has/have physically verified, examined and approved the building, the nature and quality of construction and fittings, fixtures, facilities provided thereon

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And whereas this Agreement is made in accordance with the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sales, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein.

Now this Indenture witnesseth and it is hereby agreed by and between the Parties hereto as follows:

- 1) The Builders have agreed to sell and the Purchaser(s) has/have agreed to purchase the said Flat/Shop bearing number 403 on the Fourth floor of the building known as 'MOONLITE' constructed on Plots Nos.-173 & 174 situated at Sector No.-2, Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad, having Carpet Area of 40.30 Sq. Mts. and Open Terrace Area of 3.71 Sq. Mts. (hereinafter referred to as "THE SAID FLAT/SHOP PREMISES") and more particularly described in the "SECOND SCHEDULE" hereunder written free from all encumbrances for the lump sum price of Rs. 21,00,000/- (Rupees Twenty One Lakh Only) to be paid by the Purchaser(s) to the Builders in the manner hereinafter mentioned.
- 2) The said consideration will be paid by the Purchaser(s) to the Builders as follows; that is to say:
 - a) Rs. 9,00,000/- (Rupees Nine Lakh Only) paid on or before execution of this Agreement as Earnest Money or Deposit (the payment and receipt whereof the Builders do hereby admit, and acknowledge and acquit, release and discharge the Purchaser(s) from the payment and receipt thereof and every part thereof).
 - b) The balance consideration amount of Rs. 12,00,000/- (Rupees Twelve Lakh Only) shall be payable within 60 (Sixty) days from the date of execution of this Agreement.

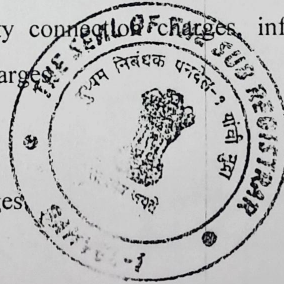
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- 3) The Carpet Area of the said Flat/Shop Premises is 40.30 Sq. Mts. and Open Terrace Area 3.71 Sq. Mts. for the purpose of calculation of Stamp Duty.
- 4) It is agreed that in the event of any delay or default by the Purchaser(s) in making payment of the balance consideration on the due date, the Builders shall be entitled to give 7 (Seven) days notice in writing to the Purchaser(s) making time the essence of the Contract and if the Purchaser(s) fails to make payment within such notice period, then and in that event this Agreement shall be terminated and the amount paid by the Purchaser(s) to the Builders will be refunded to the Purchaser(s) by the Builders without interest.
- 5) The Possession of the said premises will be handed over by the Builders to the Purchasers immediately upon receipt of the full and final payment of the consideration amount and upon possession of the said premises being delivered to the Purchaser(s), the Purchaser(s) shall be entitled to usage and occupation of the said premises and shall thereafter have no claim against the Builders of any kind whatsoever.
- 6) The above purchase price does not include the following charges:
 - a) Stamp duty, registration and other charges payable to the concerned authorities.
 - b) Water connection charges, electricity connection charges, infrastructure development charges and drainage charges.
 - c) Electric cable lying charges.
 - d) Land and development building charges.
 - e) Legal charges for documentation.
 - f) Transfer fees to CIDCO Ltd.

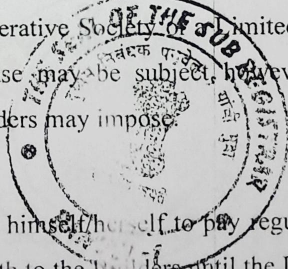


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- g) Water Resource Development Charges.
- h) Service charges of electric connection/electric sub-station water connection deposit and meter charges, development charges and any other charges of deposits payable to any authority concerned.
- i) Any other taxes, cesses, that shall be levied or become leviable by CIDCO or any other Government Authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities.
- 7) The Builders shall in respect of any amount unpaid by the Purchaser(s) under this Agreement have a first lien and/or charge on the said Premises agreed to be acquired by the Purchaser(s).
- 8) Upon possession of the said Premises being delivered to the Purchaser(s) he/she/they shall be entitled to the occupation of the said Premises. The Purchaser(s) shall then be liable to bear and pay all taxes and charges for electricity and other services and out goings payable in respect of the said Premises from the date from which the Builders hand over the possession of the said premises to the Purchasers herein.
- 9) The Purchaser(s) shall have no claim, save and except in respect of the particular Premises hereby agreed to be acquired i.e. to any open spaces, etc. which will remain the property of the Builders until the whole property is transferred to the proposed Co-operative Society or the proposed limited Company or any other legal body as the case may be subject, however to such conditions and covenants as the Builders may impose.
- 10) The Purchaser(s) agree(s) and binds himself/herself to pay regularly every month by the 5th (Fifth) of each month to the Builders until the Lease or the transfer of the property is executed in favour of the co-operative society or limited company or other legal body as the case may be the



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proportionate share that may be decided by the Builders or Co-operative Society or limited company or legal body as the case may be in the following outgoing:

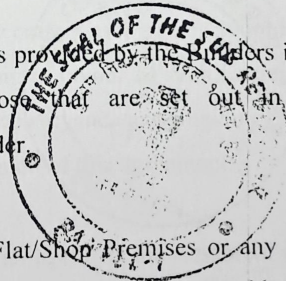
- a) Insurance Premium.
- b) All Municipal assessment bills and taxes and outgoing that may from time to time be levied against the said plots and/or building, water taxes and other charges.
- c) Out goings for the maintenance and management of the Building, common light and other out goings and collection charges incurred in connection with the said plots.
- d) The Purchaser(s) shall initially deposit with the Builders before taking possession of the said Flat/Shop Premises a sum of _____ (Rupees

Only) towards the aforesaid expenses. The said sum shall not carry interest and will remain with the Builders until the transfer/lease is executed in favour of a co-operative society, limited company or legal body as aforesaid and on such transfer/lease being executed, the balance of the amount of deposit shall be paid over to the co-operative society, the limited company or legal body as the case may be. The Purchaser(s) shall also keep deposited with the Builders at the time of taking possession a sum of `600/- (Rupees Six Hundred Only) as the share money and membership fee.

11) The fixture, fittings and amenities provided by the Builders in the premises and the said building are those that are set out in the "THIRD SCHEDULE" mentioned hereunder.

12) The Purchaser(s) shall use the Flat/Shop Premises or any part thereof or permit the same to be used for the purpose of the residence he/she/they shall use the garage or parking space only for the purpose of for keeping or parking the Flat/Shop purchaser's own vehicle.

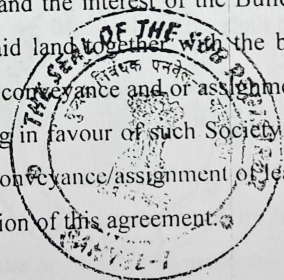
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13) The Purchaser(s) along with other Purchaser(s) of Flat/Shop in the building shall join in forming and registering the society or a limited company to be known by such name as the Builders may decide for this purpose from time to time, to sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Builders within 30 (Thirty) days of the same being forwarded by the Builders to the Purchaser(s), so as to enable the Builders to register the organization of the Flat/Shop Purchaser(s) under section 10 of the said Act within the time limit prescribed by rule 6 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser(s) if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other competent authority.

14) Unless it is otherwise agreed to by and between the parties hereto that the Builders shall within 4 (Four) months of registration of the society or limited company, as aforesaid cause to be transferred to the Society or limited company all the right, title, and the interest of the Builders and/or the Lessor in all the parts of the said land together with the building by obtaining or executing the necessary conveyance and/or assignment of lease of the said land and the said building in favour of such Society or Limited Company, as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provision of this agreement.



15) In case the Builders are acting as an agent of the Lessor of the said land then, the Builders hereby agreed that they shall, before handing over possession of the Flat/Shop to the Purchaser(s) and in any event before

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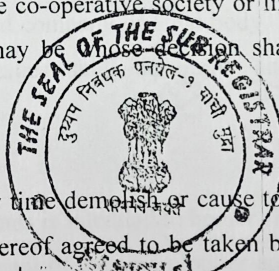
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execution of a conveyance/assignment of lease of the said land in favour of a corporate body to be formed of the Purchaser(s) of the Flat/Shop and the building to be constructed on the said land make full and true disclosure of the nature of his title to the said land as well as encumbrances, if any including any right, title, interest or claim of any party in or over the said land and shall as far as practicable ensure that the said land is free from all encumbrances and that the Builders have absolute, clear and marketable title to the said land so as to enable them to convey to the said society/limited Company such absolute, clear and marketable title on the execution of conveyance/assignment of lease of the said land by the builders in favour of the said society/limited company.

16) The Builders shall maintain separate account in respect of the sums received from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or limited company or any other legal body to be formed or towards the out goings and shall utilise the amounts only for the purpose for which they have been received.

17) So long as each Purchaser(s) in the said building shall not be separately assessed, the Purchaser(s) shall pay proportionate part of the assessments, taxes, cesses etc. in respect of the co-operative society or limited company or the legal body as the case may be. Those decisions shall be final and binding upon the Purchaser(s).



18) The Purchaser(s) shall not at any time demolish or cause to be demolished the said Premises or any part thereof agreed to be taken by him/her/them nor shall he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature to the said Premises. The Purchaser(s) shall not permit the closing of verandah or lounges or balconies or terrace or make any alteration in the elevation and outside colour scheme of the Flat/Shop to be acquired by him/her/them.

B. S. Talwar

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- 19) The Purchaser(s) shall not store in the said Premises any goods of hazardous or combustible nature or which tend to effect the construction or structure of the building or cause damage to the occupants of the building.
- 20) The said building shall always be known as 'MOONLITE'. The name of the co-operative society or limited company or other legal body to be formed, may bear the same name. The name of the building however shall not be changed under any circumstances.
- 21) The Purchaser(s) shall be bound from time to time to sign all papers and documents with regard to the formation of the co-operative society or limited company and/or legal body and to do all the other things as the Builders may require him/her/them to do from time to time for safeguarding the interest of the Builders and of other Purchaser(s) of the other Premises in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto null and void.
- 22) When the co-operative society or a limited company and/or legal body is registered or incorporated and all the dues paid in full, the Builders shall co-operate in executing the necessary Assignments/Transfers in favour of such co-operative society, limited company or legal body. The stamp duty, registration fee and legal charges shall be borne and paid by the Purchaser(s) proportionately.
- 23) Nothing contained in these presents is intended to be nor shall be construed to be a grant, demise or assignment of the said plots or any part thereof or of the said building thereon or any part thereof.
- 24) The Purchaser(s) shall not let, sub-let, transfer or assign or part with possession of the said premises without the consent in writing of the

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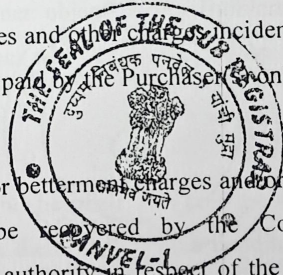
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Builders until all the dues payable by him/her/them to the Builders under this Agreement are fully paid. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the Builders and/or the co-operative society or limited company and/or legal body as the case may require for safeguarding the interest of the Builders and/or the other Purchaser(s) in the said buildings.

25) The Purchaser(s) and the person to whom the said Premises is let, Sub-let, transferred, assigned or given possession of, shall observe and perform all the Bye-laws, rules and regulations of the co-operative society for protection and maintenance of the said building and the said Premises and all the rules and regulations and the bye-laws for the time being of the Corporation or local authority or Government or other public bodies. The Purchaser(s) and the persons to whom the said Premises is let, sub-let, transferred, assigned or given possession of shall observe and perform and stipulate conditions laid down by such co-operative society regarding the occupation and use of the building and/or the said Premises and shall pay and contribute regularly and punctually towards the taxes or expenses or other out goings in accordance with the terms and conditions of this Agreement.

26) The stamp duty and registration charges and other charges incidental to this Agreement for sale shall be borne and paid by the Purchaser(s) only.

27) If at any time, any development and/or betterment charges and/or any other levy is demanded or sought to be recovered by the Corporation, Government and/or any other public authority in respect of the said plots and/or building the same shall be the responsibility of the Purchaser(s) of the said building and the same shall be borne and paid by all the Purchaser(s) in proportionate share.

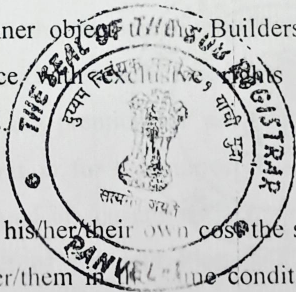


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- 28) The Builders shall have a right until execution of the Transfer/Assignment in favour of the proposed Co-operative Society or limited company or legal body to make additions, alterations put additional structure as may be permitted by the Corporation and Other Competent Authorities. Such addition, alterations, structures will be the sole property of the Builders who will be entitled to dispose off the same in any way they choose and the Purchaser(s) hereby consent to the same.
- 29) The unsold terrace of the building including the parapet wall shall always remain the property of the Builders and the Builders shall also be entitled to display advertisement on the walls or the water tanks standing on the terrace and the Builders shall be exclusively entitled to the income that may be derived by display of the said advertisement(s). The agreement with the Purchaser(s) of the other premises in the said building shall be subject to the aforesaid right of the Builders who shall be entitled to use the unsold terrace including parapet wall and the walls and the water tank therein for any purpose including the display of advertisement and signboards.
- 30) It is expressly agreed and confirmed by the Purchaser(s) that the terraces which are attached to the respective premises will be in exclusive possession of the said Purchaser(s) of the said premises and other Purchaser(s) will not in any manner object to the Builders selling the premises with an attached terrace. The Purchaser(s) of the said Premises of the said Purchaser(s) to use the said terraces.
- 31) The Purchaser(s) shall maintain at his/her/their own cost the said premises agreed to be purchased by him/her/them in the same condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, rules and regulations of the Government of Maharashtra, Maharashtra State Electricity Board, Corporation, and any other Authorities and local



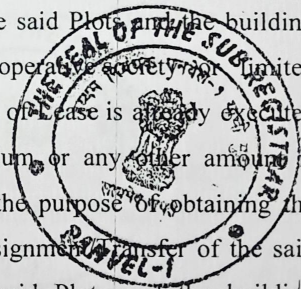
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bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

- 32) This Agreement shall always be subject to the terms and conditions of the said Agreements to Lease and also the lease to be granted by the Corporation and the rules and regulations, if any made by the Corporation and/or the Government of Maharashtra and/or any other authority.
- 33) The Purchaser(s) hereby agree(s) to pay to the Builders the Stamp Duty and Registration Charges pertaining to this Agreement and also to bear and pay his/her/their proportionate contribution towards the stamp duty and registration charges that may have to be paid in respect of the Lease Deed/Deed of Assignment to be executed by the Corporation in favour of the co-operative society or limited company or any other legal body as may be formed by the Purchaser(s) of the premises in the said Building.
- 34) It is expressly agreed by and between the parties hereto that notwithstanding anything herein contained, if the Corporation charges any premium and/or any other amount for the purpose of execution of the Deed of Lease by the Corporation in respect of the said Plots and the building constructed thereon in favour of the co-operative society or limited company or other legal body or if such Deed of Lease is already executed in favour of the Builders and if any premium or any other amount is required to be paid to the Corporation for the purpose of obtaining the permission for execution of the Deed of Assignment and transfer of the said Lease by the Builders in respect of the said Plots and the building constructed thereon in favour of such co-operative society or limited company or other legal body, then such premium amount shall be borne and paid by the Purchaser(s) proportionately. In order to enable such co-operative society or limited company or other legal body to make payment



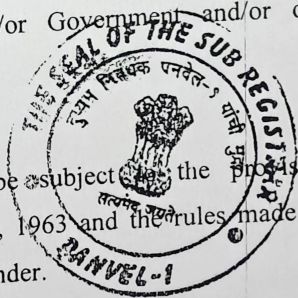
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of any premium and/or any other amount that may be demanded by the Corporation as aforesaid, the Purchaser(s) hereby agree(s) and bind(s) himself/herself/themselves to pay such co-operative society or limited company or any other legal body his/her/their share in such premium and/or amount payable to the Corporation in proportion to the area of the Flat/Shop in the said building.

- 35) The Purchaser(s) hereby covenant(s) to keep the premises, walls, sewerage or drainage pipes and appurtenances thereon in good condition and in particular so as to support shelter and protect the parts of the building other than his/her /their, own premises.
- 36) The Purchaser(s) shall at no time demand partition of his/her/their interest of his/her/their premises in the building. It is being hereby agreed and declared by the parties that the interest in the said building is impartible and it is agreed by the Purchaser(s) that the Builders shall not be liable to execute any document for that purpose in respect of the said premises in favour of the Purchaser(s).
- 37) The Purchaser(s) undertake(s) to pay increase in taxes, water charges, insurance and such other levies, if any, which are imposed by the Concerned Local Authority and/or Government and/or other public authority.
- 38) This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made there under/ said Act and the rules made thereunder.



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FIRST SCHEDULE ABOVE REFERRED TO

Description of the Land

All that piece or parcel of land bearing Plot number 173 situated at Sector No.-2, Village Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad, admeasuring 200.14 Sq. Mts. or thereabouts and bounded as follows i.e. to say:

On or towards the North by : Plot No.-148, 149 & 150
On or towards the South by : 15 Mts. wide Road
On or towards the East by : Plot No.-172
On or towards the West by : Plot No.-174

&

All that piece or parcel of land bearing Plot number 174 situated at Sector No.-2, Village Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad, admeasuring 203.99 Sq. Mts. or thereabouts and bounded as follows i.e. to say:

On or towards the North by : Plot No.-148
On or towards the South by : 15 Mts. wide Road
On or towards the East by : Plot No.-173
On or towards the West by : 8 Mts. wide Road

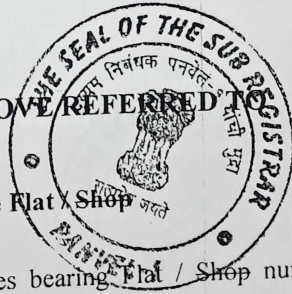
SECOND SCHEDULE ABOVE REFERRED TO

Description of the Flat / Shop

All that Residential / Commercial Premises bearing Flat / Shop number 403 admeasuring Carpet Area of 40.30 Sq. Mts. and Open Terrace Area of 3.71 Sq. Mts. on the Fourth floor of the building known as 'MOONLITE' constructed on Plots Nos.-173 & 174 situated at Sector No.-2, Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad.

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THIRD SCHEDULE

AMENITIES

Moonlite, Plot Nos.+173 & 174, Taloje-Pachanand, Tal.-Panvel, Dist.-Raigad.

1. Vitrified Flooring Tiles.
2. Granite Kitchen Platform with Stainless Sink and Lintel level glazed Tiles.
3. Glazed Tiles up to lintel level in Bathroom & up to 4' W.C.
4. Concealed Plumbing with Mixer Provision.
5. Powder Coated Aluminium Sliding Window with Marble Frame.
6. Concealed Copper Wiring with Phone & TV point in Living Room.
7. Marble Frame for Bathroom & W.C. with PVC Door.
8. Durable Paints for interior and Cement Paint for external face of the building.
9. Flush Door Shutter.
10. Good Quality Lift.

B. S. Talwar

R. S. Talwar



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In witness whereof the parties hereto have executed this Agreement on the day, month and year first above written.

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED BUILDERS)
M/S. N. B. ASSOCIATES)
THROUGH ITS)
PROPRIETOR)
SHRI BECHARBHAI D. PATEL)
P.A.N.- ABVPP7699G)



For N. B. ASSOCIATES

Becharbhai D. Patel
Proprietor

IN THE PRESENCE OF

- 1) *[Signature]*)
- 2) *[Signature]*)

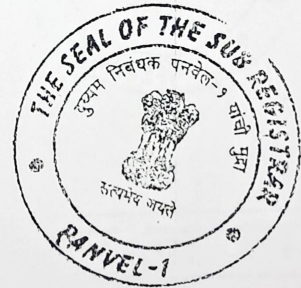
SIGNED & DELIVERED BY THE)
WITHIN NAMED PURCHASER(S))
1) SHRI RAMESH N. SAWANT)
P.A.N.- ARDPS9755N)



2) _____)
P.A.N.- _____)

IN THE PRESENCE OF

- 1) *[Signature]*)
- 2) *[Signature]*)



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RECEIPT

Received of and from the Purchaser(s) within named the day and the year first herein above written the sum of Rs. 9,00,000/- (Rupees Nine Lakh Only) being part/full payment of the consideration as per the following details:

1. Paid Rs. 9,00,000/- (Rupees One Lakh Only) by Cheque No.- 021271 dated 12/01/2013 on Central Bank of India, Worli Branch, Mumbai.

**WE SAY RECEIVED
FOR M/S. N. B. ASSOCIATES**



Proprietor

WITNESS:

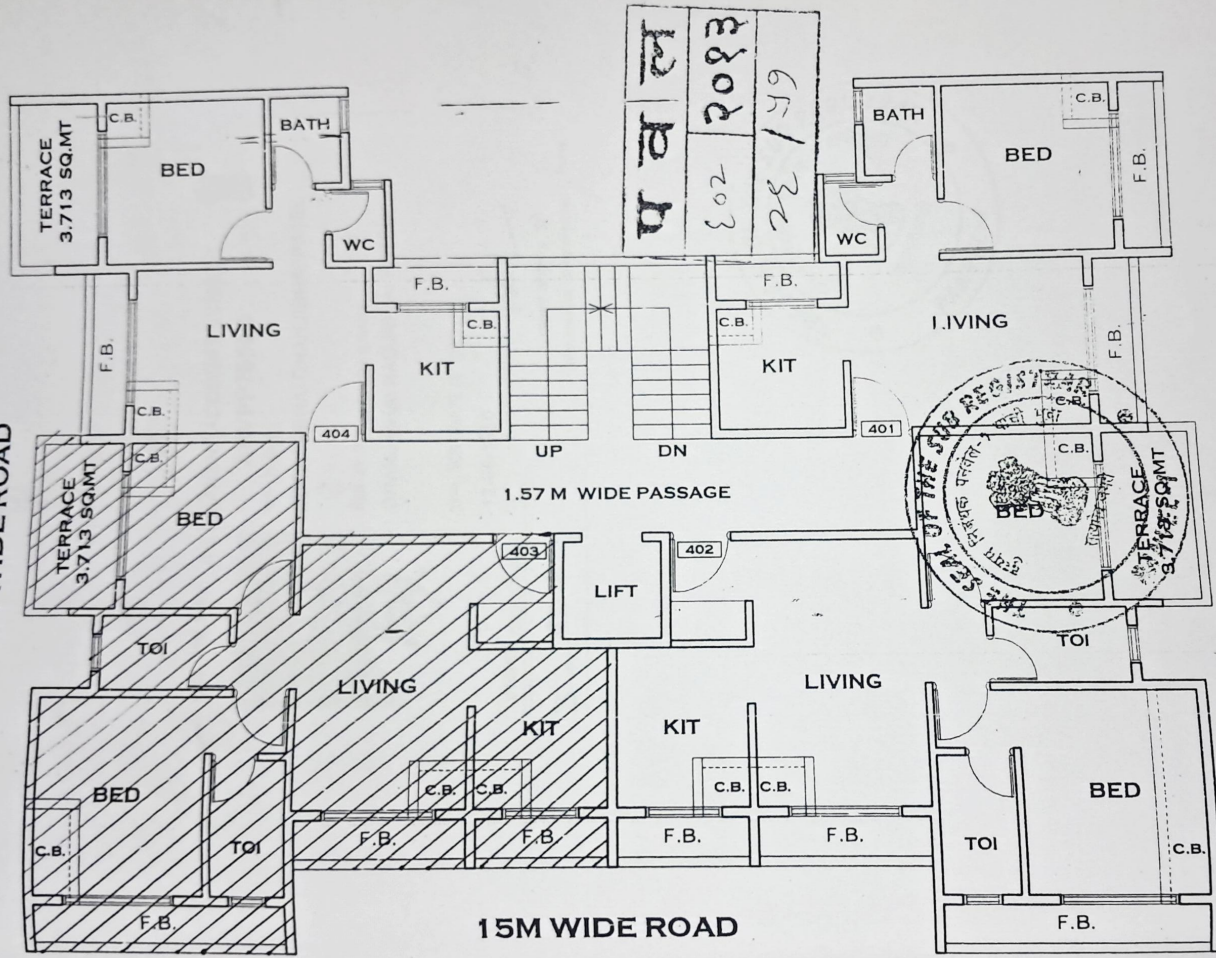
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9M WIDE ROAD



15M WIDE ROAD

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO. 173&174, SECTOR-2, TALUJA, NAVI MUMBAI.

| | | |
|---|------------------------|----------------|
| DEVELOPERS M/S N. B. ASSOCIATES | FLAT NO. | 403 |
| | FLOOR | FOURTH |
| | CARPET AREA | 40.30 Sq. mts. |
| SIGNATURE OF DEVELOPERS For N. B. ASSOCIATES | TERRACE AREA | 3.71 Sq. mts. |
| | SIGNATURE OF PURCHASER | |
| SIGNATURE OF DEVELOPERS For N. B. ASSOCIATES | | |
| PATEL & ASSOCIATES Architects & Interior Designers 15, 9th, Crosser, Phase 2, Sector-11, CBD, Ghatkopar, Mumbai-400 014 Email: pntel@pntel.co.in | | |

Proprietor



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. CIDCO/SP/BP/ 1505 - -
 To,
 M/s. N. B. Associates, Prop. Shri Becharbhai D. Patel
 1/A, Neel Angan, Plot No.21, Sector-19, Panvel, Navi Mumbai

Date : 26 FEB 2010

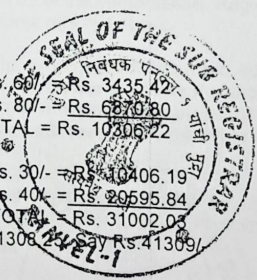
ASSESSMENT ORDER NO.438/2009-2010 REGISTER NO.02 PAGE NO.438

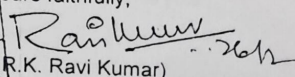
SUB:-Payment of development charges for Residential Building on Plot no.173 & 174, Sector-02 at Talaja (12.5% scheme), Navi Mumbai

- REF:-
- 1) Your architect's application dated 11/12/2009
 - 2) Final transfer order for Plot No.173 & 174 issued by M(TS) vide letter dtd. 24/11/2009 & 12/11/2009 respectively.
 - 3) Amalgamation NOC issued by M(TS-II) vide letter dtd. 01/02/2010
 - 4) Delay condonation NOC & Time extension NOC issued by M(TS-II) vide letter dtd.24/12/2009 & 30/12/2009 respectively.
 - 5) 50% IDC paid of Rs.2,02,500/- vide Challan No.121231, dtd. 15/02/2010

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
 (OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

| | | |
|-----|--|---|
| 1. | Name of Assessee | : -M/s. N. B. Associates, Prop. Shri Becharbhai D. Patel, |
| 2. | Location | : -Plot no.173 & 174, Sector-02 at Talaja (12.5% scheme), Navi Mumbai |
| 3. | Land use | : - Residential |
| 4. | Plot area | : - 404.13 Sq. mtrs |
| 5. | Permissible FSI | : -1.5 |
| 6. | AREA FOR ASSESSEMENT | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : - 57.257 Sq.mtrs.. |
| ii) | Built up area | : - 85.885 Sq.mtrs. |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : - 346.873 Sq.mtrs. |
| ii) | Built up area | : - 514.896 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES | : - |
| A) | FOR COMMERCIAL | : - |
| i) | Plot area | : - 57.257 Sq.mtrs. X Rs. 60/- = Rs. 3435.42 |
| ii) | Built up area | : - 85.885 Sq.mtrs. X Rs. 80/- = Rs. 6870.80 |
| | | TOTAL = Rs. 10306.22 |
| B) | FOR RESIDENTIAL | : - |
| i) | Plot area | : - 346.873 Sq.mtrs. X Rs. 30/- = Rs. 10406.19 |
| ii) | Built up area | : - 514.896 Sq.mtrs X Rs. 40/- = Rs. 20595.84 |
| | | TOTAL = Rs. 31002.03 |
| 8) | Total Assessed development Charges :-7(A)+7(B)=Rs. 41308.24 | Rs. 41308.24 |
| 9) | Date of Assessment | : - 15/02/2010 |
| 10) | Due date of completion | : - Upto 13/11/2011 |
| 11) | Development charges paid of Rs. 41,600/-vide Challan No.121233, dtd.15/02/2010 | |



Yours faithfully,

 R.K. Ravi Kumar
 Planner (BP)
 Navi Mumbai & Khopta

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

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PHONE : (Reception) +91-22-6650 0900 / 6650 0928
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HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8100
FAX : +91-22-6791 8166

Ref. No. CIDCO/SP/BP/1506--

Date: 26 FEB 2010

To,
M/s. N. B. Associates, Prop. Shri Becharbhai D. Patel
1/A, Neel Angan, Plot No.21, Sector-19, Parvel, Navi Mumbai

Sub:- Development Permission for Residential Building on Plot no.173 & 174, Sector-02 at Taloja (12.5% scheme), Navi Mumbai.

- REF:-
- 1) Your architect's application dated 11/12/2009
 - 2) Final transfer order for Plot No.173 & 174 issued by M(TS) vide letter dtd. 24/11/2009 & 12/11/2009 respectively.
 - 3) Amalgamation NOC issued by M(TS-II) vide letter dtd. 01/02/2010
 - 4) Delay condonation NOC & Time extension NOC issued by M(TS-II) vide letter dtd.24/12/2009 & 30/12/2009 respectively.
 - 5) 50% IDC paid of Rs.2,02,500/- vide Challan No.121231, dtd. 15/02/2010

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot No.173 & 174, Sector-02 at Taloja (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

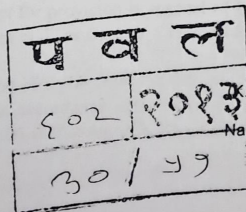
The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Taloja, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

Since, you have paid 50% IDC paid of Rs.2,02,500/- vide Challan No.121231, dtd. 15/02/2010, you may approach to the Office of Executive Engineer (Taloja) to get the sewerage connection to your plot.

Thanking you,



Yours faithfully,

Ravi Kumar

V.R.K. Ravi Kumar
Sr.Planner (BP)
Navi Mumbai & Khopta

26/2

REF. NO. C/D/CO/AT/PO

1506 --

26 FEB 2010

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to

Prop. Shri - Becharbhai D. Patel, M/S. H. B. Associates.

Plot No 133 & 134 Road No. - Sector 02 Node Taloja (12.57 Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Building (Gr. flwr + 4th flwr.)

Resi. BUA = 514.896 m² } Total BUA = 600.781 m²
Comm. BUA = 85.885 m² }

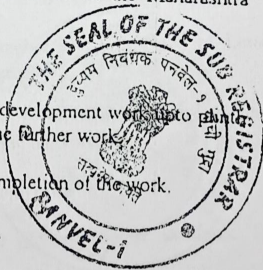
(Nos. of Residential Units 16 Nos. of Commercial units 07.)

1. This Certificate is liable to be revoked by the Corporation if :-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

2. The applicant shall :

- 2(a) Give a notice to the Corporation for completion of development work upto ground level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.



3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.

Handwritten signature 'गवल' and a rectangular stamp containing the date '20/02/10' and the number '39/59'.

5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

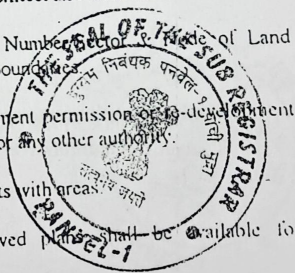
7. The amount of Rs. 2500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".

9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July,1994 for all buildings following additional conditions shall apply.

- i] As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number. Plot Number of the site of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii] A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



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11. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

C.C. TO: ARCHITECT
m/s. Patel & Associates
P. B. D.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopla

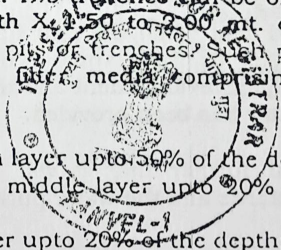


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SCHEDULERAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The ~~trenches~~ can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with ~~filter~~ media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
 - c) Coarse sand as upper middle layer upto 20% of the depth;
 - d) A thin layer of fine sand as top layer;



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- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.

- g) Perforated concrete slabs shall be provided on the pits/trenches.
- (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.
3. Rain water collecting structures shall be sited as not to endanger the stability of existing or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

सत्यमेव जयते

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper arrangement and the separate outlet for by passing the first rain-water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100,
 FAX : +91-22-6791 8166

Ref. No. CIDCO/ATPO(BP)/2011/1444--

Date: 21 OCT 2011

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 1 0 4 1 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr.+04 floors) [(Res. BUA= 517.045 Sq.mtrs., Com. BUA=89.015 Sq.m. Total BUA=606.06 Sq.mtrs. (No. of Units R-16 & C-07)] on Plot No.173 & 174, Sector-02 at Taloja-Pachnand (12.5% scheme), of Navi Mumbai completed under the supervision of M/s. Patel & Associates has been inspected on 23/09/2011 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 26/02/2010 and that the development is fit for the use for which it has been carried out.

(Handwritten signature)

(Handwritten signature)
 (R. B. Patil)
 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopta)

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8103
FAX : +91-22-6791 8166

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.
PHONE : +91-22-6791 8103
FAX : +91-22-6791 8166

Date: 21 OCT 2011

No. CIDCO/ATPO(BP)/2011/ 1444 --

Unique Code No. 2 0 1 1 0 3 0 2 1 0 2 1 0 4 1 0 2

To
M/s. N. B. Associates,
Prop. Shri Becharbhai D. Patel,
1/A, Neel Angan, Plot No.21,
Sector-19, New Panvel, Navi Mumbai.

Sub:-Occupancy Certificate for Residential Building on Plot No.173 & 174, Sector-02, at Taloja-Pachnand, (12.5% Scheme) Navi Mumbai.

- Ref:-**
- 1) Your architect's letter dated 08/09/2011 & 21/10/2011
 - 2) No dues certificate issued by M(TS-II) vide letter dtd.12/10/2011
 - 3) Maveja NOC issued by AEO, CIDCO vide letter dtd.20/09/2011
 - 4) No dues certificate issued by EE(W/S-I) vide letter dtd.05/08/2011
 - 5) 100% IDC paid of Rs.2,05,000/- vide
 - i) Challan No.121231, dtd.15/02/2011, Amount of Rs.2,02,500/-
 - ii) Receipt No.6802, dtd.12/10/2011, Amount of Rs.2,02,500/-

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

You shall carry out Structural Audit of this development from the date of occupancy certificate every 5 years from the date of occupancy certificate. However, if the said conditions are to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Since, you have paid 100% IDC paid of Rs.2,05,000/- vide i) Challan No.121231, dtd.15/02/2011, Amount of Rs.2,02,500/- ii) Receipt No.6802, dtd.12/10/2011, Amount of Rs.2,02,500/-, you may approach to the Office of Executive Engineer (Envt.) to get the water supply connection to your plot.

Thanking you.

Yours faithfully,

(R. B. Patil)
Addl. Town Planning Officer(BP)
(Navi Mumbai & Khopta)

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Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

C-327, 1st Floor, Vashi Plaza,
Sector 17, Vashi,
Navi Mumbai-400 705.
Tel. : 2789 5175
3510 7939

TITLE CERTIFICATE


THAT THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED is a company within the meaning of the Companies Act, 1956, hereinafter referred to as "CIDCO LTD." with its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021.

That CIDCO has been declared as a New Town Development Authority under the provisions of Sub-Section 3A of Section 113 of (Maharashtra Regional and Town Planning Act, 1966) (Maharashtra Act No.-XXXVIII of 1966, hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its powers for the area designated as site for the new town under Sub Section (i) of Section 113 of the said Act.

That the State Government has acquired land within the designated area of Navi Mumbai and vested the same in CIDCO by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

That by virtue of being the development authority, CIDCO has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

That by virtue of 2 (Two) separate Agreements to Lease both dated 14/11/1994 (hereinafter called "THE SAID AGREEMENTS TO LEASE") entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (therein and hereinafter referred to as "THE CORPORATION") of the One Part and (1) SHRI SURESH SHANKAR RAO KADAM & (2) SHRI MAHAMAD YUSUF BHAYMIYA MULLA (hereinafter referred to as "THE ORIGINAL LICENSEES" in their respective Agreements) therein separately referred to as "THE LICENSEES" in their respective agreements of the Other Part, the Corporation agreed to grant lease of the Plots of land bearing numbers 173 & 174, admeasuring 200.85 Sq. Mts. & 203.99 Sq. Mts. respectively, under the erstwhile 12.5% Gaothan Expansion Scheme of CIDCO, both situated at Sector No.-2, Village-Taloja Pachanand, Tal.-Panvel, Dist.-Raigad in favour of the aforesaid respective Original Licensees at or for the consideration as mentioned in the said Agreements to Lease and on performing and complying with all terms and conditions of the said



SUNIL GARG
M.Com., LL.B.
Advocate, High Court
C-327, 1st Floor, Vashi Plaza, Sector-17,
Vashi, Navi Mumbai - 400 705.

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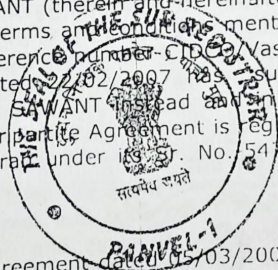
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Agreements to Lease, the Corporation on 14/11/1994 placed the said plots in possession of the aforesaid respective Original Licensees.

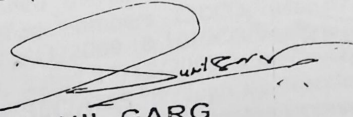
That the said SHRI MAHAMAD YUSUF BHAYMIYA MULLA died intestate and upon application for Heirship Certificate under Bombay Regulation Act, 1827, made by (1) SHRI ABDUL RAJAK MAHAMAD YUSUF MULLA (2) SHRI ABDUL SATTAR MAHAMAD YUSUF MULLA (3) SMT. JAHIDA ABDUL KADIR PATEL (4) SHRI SIDDHIKA ABDUL RAJAK MULLA (5) SHRI ABDUL SALAM MAHAMAD YUSUF MULLA & (6) SHRI ABDUL HAMID MAHAMAD YUSUF MULLA, before the Hon'ble Court of Civil Judge at Panvel, as heirs of the said deceased in respect of the said plot of land, the aforesaid heirs were formally recognised as legal heirs of the said deceased and CIDCO LTD. vide its letter dated 25/09/2008 has recorded the name of the aforesaid legal heirs as Original Licensees of the said plot of land.

That the aforesaid Agreements to Lease are duly registered before the Sub-Registrar of Assurances at Panvel-2 under its Sr. No.-6269, Doc. No.-URAN-06106-2009, dated 30/09/2009 and Sr. No.-6166 & Doc. No.-URAN-6005-2009, dated 25/09/2009 respectively along with the Deeds of Confirmation dated 30/09/2009 & 25/09/2009 as per the provisions of law.

That by virtue of a Tripartite Agreement dated 08/09/2006, the rights, title, interest and benefits of Plot No.-173 have been transferred and assigned in favour of SHRI SHARAD VASANT SAWANT (therein and hereinafter referred to as "THE NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing Reference number CIDCO/Vasahat/ 12.5% Scheme/Taloje-Pachanand/234/06, dated 22/02/2007 has substituted the New Licensee SHRI SHARAD VASANT SAWANT instead of the aforesaid Original Licensee. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Uran under its Sr. No. 5479, Doc. No.-URAN-05479-2006 on 08/09/2006;



That by virtue of another Tripartite Agreement dated 03/03/2007, the rights, title, interest and benefits of Plot No.-173 have been transferred and assigned in favour of SMT. RUPA VINODKUMAR BILLA, Proprietor of M/S. RUPA BUILDERS & DEVELOPERS (therein and hereinafter referred to as "THE


SUNIL GARG

M.Com., LL.B.
Advocate, High Court
C 327, 1st Floor, Vashi Plaza, Sector-17,
Vashi, Navi Mumbai - 400 705.

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Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

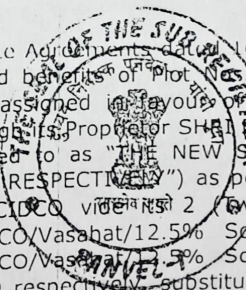
C-327, 1st Floor, Vashi Plaza,
Sector 17, Vashi,
Navi Mumbai-400705.
Tel. : 2789 5175
: 6510 7939

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SUSEQUENT NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing Reference number CIDCO/Vasahat/12.5% Scheme/Taloje Pachanand/234/2007, dated 08/03/2007 has substituted the Subsequent New Licensee SMT. RUPA VINODKUMAR BILLA, Proprietor of M/S. RUPA BUILDERS & DEVELOPERS instead and in place of the aforesaid New Licensee. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Panvel-3 under its Sr. No.-2478, Doc. No.-PVL-02462-2007 on 05/03/2007.

And whereas by virtue of a Tripartite Agreement dated 30/06/2009, the rights, title, interest and benefits of Plot No.-174 have been transferred and assigned in favour of M/S. A. M. ASSOCIATES, a proprietary concern through its Proprietor SMT. ANJU MANISH GANGAR (therein and hereinafter referred to as "THE NEW LICENSEE") as per the terms and conditions mentioned therein and CIDCO vide its letter bearing Reference number CIDCO/Vasahat/12.5% Scheme/Taloje-Pachanand-350/2009, dated 06/07/2009 has substituted the New Licensee M/S. A. M. ASSOCIATES, through its Proprietor SMT. ANJU MANISH GANGAR instead and in place of the aforesaid Original Licensees. The said Tripartite Agreement is registered before the Sub-Registrar of Assurances at Panvel-3 under its Sr. No.-4110, Doc. No.-PVL3-04083-2009 on 30/06/2009.

By virtue of the 2 (Two) separate Tripartite Agreements dated 16/11/2009 & 03/11/2009, the rights, title, interest and benefits of Plot Nos. 173 & 174 respectively have been transferred and assigned in favour of M/S. N. B. ASSOCIATES, a proprietary concern, through its Proprietor SHRI BECHARBHAI D. PATEL (therein and hereinafter referred to as "THE NEW SUBSEQUENT LICENSEE & THE SUBSEQUENT LICENSEE (RESPECTIVELY)") as per the terms and conditions mentioned therein and CIDCO vide its 2 (Two) separate letters bearing reference numbers CIDCO/Vasahat/12.5% Scheme/Taloje (Pachanand), dated 24/11/2009 & CIDCO/Vasahat/12.5% Scheme/Taloje (Pachanand)/350/2009, dated 12/11/2009 respectively, substituted the New Licensees M/S. N. B. ASSOCIATES, through its Proprietor SHRI BECHARBHAI D. PATEL, instead and in place of the aforesaid Licensees for their respective plots of land. The said Tripartite Agreements are registered before the Sub-Registrar of Assurances at Panvel-3 under Sr. No.-7891, Doc. No.-PVL3-07724-2009 on 16/11/2009 & Sr. No.-7489, Doc. No.-PVL3-07335-2009 on 03/11/2009 respectively;



Sunil Garg

SUNIL GARG
M.Com., LL.B.

Advocate, High Court
C-327, 1st Floor, Vashi Plaza, Sector-17,
Vashi, Navi Mumbai - 400 705.

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Sunil J. Garg
M.Com., LL.B.
ADVOCATE, HIGH COURT

C-327, 1st Floor, Vashi Plaza,
Sector 17, Vashi,
Navi Mumbai-400 705.
Tel. : 2789 5175
: 6510 7939

: 4 :

That upon the specific request of the said New Licensees, CIDCO agreed to amalgamate the said Plots subject to compliance of certain terms and conditions and the New Licensees submitted the building plans through their Architect to the Corporation and the Corporation approved and sanctioned the building plans and issued a Commencement Certificate bearing number CIDCO/ATPO/1506, dated 26/02/2010 permitting the said New Licensees to construct the buildings on the aforesaid Plots on combined basis.

If the New Licensees have observed all the stipulations and conditions contained in the said Agreements to Lease, Tripartite Agreements, terms and conditions of the amalgamation of the plots and the commencement certificate and on the Town Planning Officer certifying that the buildings and works have been duly erected by the New Licensees, CIDCO will grant a lease of the said land and buildings erected thereon for a term of 60 (Sixty) years from the date of the aforesaid Agreements to Lease at the yearly rent of Re.1/- (Rupee One Only).

On the basis of the above and on the basis of the documents placed before me and subject to terms and conditions of the aforesaid documents and what is stated above, I am of the opinion that the title of the plots of CIDCO described below is clear and marketable and free from all encumbrances.

The Schedule above referred to

All that piece or parcel of Land bearing Plot numbers 173 & 174, admeasuring 200.14 Sq. Mts. & 1203.99 Sq. Mts. respectively, aggregating to 404.13 Sq. Mts., situated at Sector No.-2, Village Taloja-Pachanand, Tal.-Panvel, Dist.-Raigad or thereabouts and bounded as follows i.e. to say:

On or towards the North by : Plot Nos.-148, 149 & 150
On or towards the South by : Proposed 15 Mts. wide Road
On or towards the East by : Plot No.-172
On or towards the West by : Proposed 8 Mts. wide Road

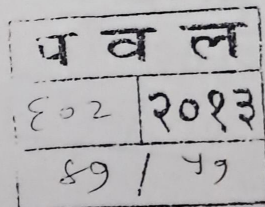
Dated this 16th day of June, 2010.

(SUNIL J. GARG)
Advocate, High Court.

SUNIL GARG
M.Com., LL.B.

Advocate, High Court

C-327, 1st Floor, Vashi Plaza, Sector-17,
Vashi, Navi Mumbai - 400 705.



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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

6 AUG 2010



मुद्रांक विनोद विभाग: ई-६/१:१. सेक्टर-१DG 945586
जानो, नवी मुंबई, परमाना क्र. नं. २६/१५
अनुक्रमांक..... ३२१५३..... किंमत..... ५०/-
नाम..... Becharbhai D. Patel
हस्त..... Becharbhai D. Patel
दिनांक.....

13 AUG 2010

मुद्रांक विक्रेता
सो. लोहिंगो र. बिरादा

मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.

SPECIAL POWER OF ATTORNEY

to whom these presents shall come I, BECHARBHAI D. PATEL,
Proprietor of M/S. N.I.B. ASSOCIATES, having address Plot No. 29, Sector No. 19, Panvel-Matheran Road, New Panvel, Dist. Raigad. Send Greetings:



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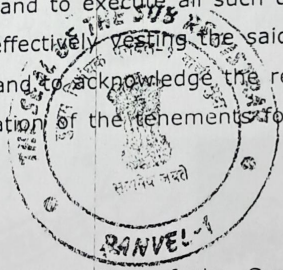
Whereas I am the Developer of the building project known as 'Moon Lite' situated at Plot No.-173 & 174, Sector No.-2, Taloja-Pachanand, Tal.-Panvel, Dist. Raigad;

And whereas being personally unable to attend to my affairs, I am desirous of appointing some fit and proper person to represent me for the purposes hereinafter set forth;

Now know ye and these presents witnesseth that I, BECHARBHAI D. PATEL, Proprietor of M/S. N. B. ASSOCIATES, do and doth hereby nominate, constitute and appoint my son SHRI NILESH BECHARBHAI PATEL, an adult, Indian inhabitant, having his address at 1/A, Neel Angan, Plot No.-29, Sector No.-19, Panvel-Matheran Road, New Panvel (E), Dist.-Raigad, to be my true and lawful Attorney for me, on my behalf and in my name to do or cause to be done, all or any of the following acts, deeds, matters and things that is to



1) To sign, Seal, execute, deliver, complete, perfect and register various Agreement for Sale of the residential cum commercial premises to be constructed on the said plot of land and to execute all such documents as may be necessary for properly and effectively vesting the said premises in the name of the prospective buyers and to acknowledge the receipt for the payments received towards consideration of the tenements for and on my behalf.



2) To present and lodge in the office of the Concerned Sub-Registrar of Assurances at Panvel or elsewhere and to admit execution of various agreements for sale with various purchasers of flats, shops, offices, parking spaces etc. in the proposed building project as mentioned above and to do any other acts, deed matter or things as may be necessary or

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expedient to complete the registration of the various agreements for sale in respect of flats, shops, offices, parking spaces etc. in the aforesaid building project in the manner as required by law.

And I do hereby myself and my heirs, executors, administrators, agree, ratify and confirm whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.

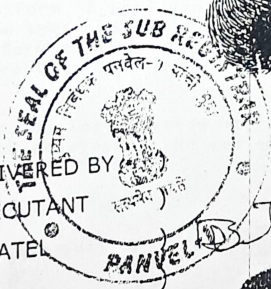
In witness whereof I hereunto set and subscribed my hands at Navi Mumbai this 13th day of August, 2010.

The Specimen Signature of my said Attorney is given below:



SHRI NILESH BECHARBHAI PATEL

N. Patel



SIGNED, SEALED & DELIVERED BY
THE WITHINNAMED EXECUTANT
SHRI BECHARBHAI D. PATEL
PROPRIETOR OF
M/S. N. B. ASSOCIATES


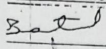
Becharbhai D. Patel



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| ६४ / ५९ | |

Dy. COMM. OF INCOME-TAX(SYS2)
 O/O CHIEF COMM. OF INCOME-TAX
 ROOM NO. 2B AAYAKAR BHAVAN
 12, SADHU VASWANI ROAD
 PUNE - 411001

Ref. B12108 / 44
 Status : INDIVIDUAL
 For Sir/Madam/M/s,

| | |
|--|--|
|  | PERMANENT ACCOUNT NUMBER ABVPP7699G |
| | NAME BECHARBHAI DHANJIBHAI PATEL |
| FATHER'S NAME DHANJIBHAI NAGJIBHAI PATEL | |
| DATE OF BIRTH 12-05-1950 | |
| SIGNATURE  | |

अधिकारी आयकर, पुणे
Commissioner of Income-tax I, Pune

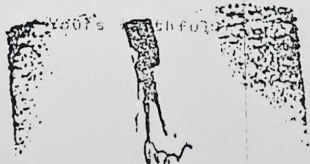
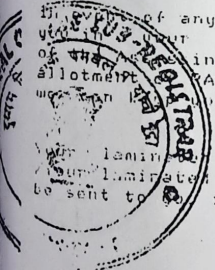
Thank you for helping us in our efforts to allot a new Permanent Account Number(PAN) to our assessees.
 Your new Permanent Account Number (PAN) is ABVPP7699G.

This new PAN supercedes any PAN/GIR Number allotted to you earlier.

Please note that you are required to quote this new PAN in all future correspondence with the Income-Tax Department and on all tax documents which include returns, challans, appeals etc. This is a mandatory requirement u/s 139A(5) read with u/s 272A(d) of the Income Tax Act, 1961. This would help us to improve customer services and maintain your accounts and records accurately.

In case of any change in the information furnished in your application form (including change of name) or if you are changing Officer from the present one, for allotment of PAN, please inform this office so we can update our records current.

Your laminated PAN card is enclosed herewith. Your laminated PAN card is under preparation and will be sent to you in due course.



(S. U. KOSHITI)
 Deputy Commissioner of Income Tax
 (Systems-II), Pune.

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 ४५ / ५९

Index-2(सूची - २)

बुधवार, 16 जानेवारी 2013 9:16 म.पू.

दस्त गोपवारा भाग-1

पबल1

दस्त क्रमांक: 602/2013

दस्त क्रमांक: पबल1 /602/2013

बाजार मूल्य: रु. 20,44,000/-

मोबदला: रु. 21,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,05,000/-

दु. नि. सह. दु. नि. पबल1 यांचे कार्यालयात

अ. क्रं. 602 वर दि. 16-01-2013

रोजी 9:15 म.पू. वा. हजर केला.

पावती: 662

पावती दिनांक: 16/01/2013

सादरकरणाराचे नाव: रमेश नारयण सावंत

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकुण: 22020.00

दस्त हजर करणाऱ्याची सही:

JOINT S R PANVEL 1

JOINT S R PANVEL 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 16 / 01 / 2013 09 : 15 : 52 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 01 / 2013 09 : 16 : 37 AM ची वेळ: (फी)



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५० / ५९

सूची - २)

सूची क्र.२

दुय्यम निबंधक : दु.नि. पनवेल १

दस्त क्रमांक : 602/2013

नोंदणी :

Regn:63m

गावाचे नाव : १) तळोजा पाचनंद

| | |
|---|------------|
| करारनामा | करारनामा |
| 2100000 | करारनामा |
| 2044000 | करारनामा |
| 1) पालिकेचे नाव: रायगड इतर वर्णन : सदनिका नं: 403, माळा नं: चौथा मजला , इमारतीचे नाव: मुन लाईट , इतर माहिती: प्लॉट नं. 173 व 174, सेक्टर नं. 2, तळोजा पाचनंद, ता. पनवेल, जि. रायगड, क्षेत्र 40.30 चौ. मी. कारपेट + 3.71 चौ. मी. ओपन टेरेस (Plot Number : 173 व 174 ;)) | |
| 1) 40.30 चौ.मीटर | |
| 1): नाव:-मे. एन. बी. असोसिएटस तर्फे प्रो.प्र. बेचरभाई डी. पटेल तर्फे कु. मु. नितेश बेचरभाई पटेल - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निल आगन , ब्लॉक नं: -, रोड नं: प्लॉट नं. 29, से. 19, नवीन पनवेल, ता. पनवेल, जि. रायगड , महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं:-ABVPP7699G | |
| 1): नाव:-रमेश नारयण सावंत वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्राईम रोज सोसा. , ब्लॉक नं: जी 3/5:9, रोड नं: से. 15, खारघर, नवी मुंबई , महाराष्ट्र, रायगड. पिन कोड:-410210 पॅन नं:-ARDPS9755N | |
| 16/01/2013 | 16/01/2013 |
| 16/01/2013 | 16/01/2013 |
| 602/2013 | 602/2013 |
| 105000 | 105000 |
| 21000 | 21000 |



सह दुय्यम निबंधक, दुर्गा-१
(पनवेल १)

किनासाठी विचारात घेतलेला ताल:-

क शुल्क आकारताना निवडलेला घेणे :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai